

TEXAS TRANSPORTATION COMMISSION

DENTON County

MINUTE ORDER

Page 1 of 1

DALLAS District

In the town of Little Elm, DENTON COUNTY, near FARM TO MARKET ROAD 720, the State of Texas acquired certain land formerly used for highway purposes by instrument recorded in Volume 647, Page 323, Deed Records of Denton County, Texas.

A portion of the land (surplus land), described in Exhibit A, is no longer needed for a state highway purpose.

In accordance with V.T.C.A., Transportation Code, Chapter 202, Subchapter B, the Texas Transportation Commission (commission) may recommend the sale of surplus land to a governmental entity with the authority to condemn the property.

The Town of Little Elm has requested that the surplus land be sold to the town for \$19,360.

The Texas Transportation Commission (commission) finds \$19,360 to be a fair and reasonable value of the state's rights, title and interest in the surplus land.

NOW, THEREFORE, the commission finds that the surplus land is no longer needed for a department purpose and recommends, subject to approval by the attorney general, that the Governor of Texas execute a proper instrument conveying all of the state's rights, title and interest in the surplus land to the Town of Little Elm, Texas, for \$19,360; SAVE AND EXCEPT, however, there is excepted and reserved herefrom all of the state's rights, titles and interests, if any, in and to all of the oil, gas, sulphur and other minerals, of every kind and character, in, on, under and that may be produced from the surplus land.

Submitted and reviewed by:

Director, Right of Way Division

Recommended by:

Executive Director

112415 AUG 26 10

Minute Number

Date Passed

**LEGAL DESCRIPTION
FOR A 1.9364 ACRE SURPLUS TRACT**

BEING 1.9364 acres of land located in the WILLIAM McFADDEN SURVEY, Abstract No. 893, the A.W. ROBERTSON SURVEY, Abstract No. 1134, and the M.A. WATKINS SURVEY, Abstract No. 1396, Little Elm, Denton County, Texas, and being a portion of the right-of-way area of F.M. Highway No. 720 (now closed), designated as tract No. 3 in deed to State of Texas, recorded in Volume 647, Page 323, of the Deed Records of Denton County, Texas. Said 1.9364 acres of land being more particularly described by metes and bounds as follows:

COMMENCING at the 5/8" iron rod found at the Northeast corner of Lot 17, Block A, Marina Vista Estates, Phase 1, an addition to the Town of Little Elm, Denton County, Texas, according to the plat recorded in Cabinet Q, Page 334 of the Plat Records of Denton County, Texas,

THENCE N 00° 21' 18" W 25.00 feet, to the POINT of BEGINNING at a 1/2" iron rod marked "Brittain & Crawford" set at the Northeast corner of "Common Area No. 1", as indicated on the plat of said Marina Vista Estates;

THENCE along the existing South right-of-way line of said F.M. Highway No. 720, and the North boundary line of said "Common Area No. 1", as follows:

1. S 89° 38' 42" W 725.00 feet, to a 1/2" iron rod marked "Brittain & Crawford" set, at the beginning of a curve to the left;
2. SOUTHWESTERLY 406.92 feet, along said curve to the left, having a radius of 1,086.35 feet, a central angle of 21°27'42", and a chord bearing S 78° 54' 51" W 404.54 feet, to a 1/2' iron rod marked "Brittain & Crawford", set at the Northwest corner of said "Common Area No. 1";
3. THENCE N 59° 34' 08" E 352.68 feet, along the New Southeast right-of-way line of Eldorado Parkway, crossing Closed right-of-way of said F.M. Highway No. 720, to a Texas Department of Transportation Highway Monument, found in the North right-of-way line of said Closed F.M. Highway No. 720, and said Highway monument also lying in the South boundary line of Lot 1, Block E, The Villages of Woodlake, Phase 3C, an addition to the Town of Little Elm, Denton County, Texas, according to the plat recorded in Cabinet U, Page 656 of the Plat Records of Denton County, Texas;

4. THENCE NORTHEASTERLY 69.50 feet, along the South boundary line of said Lot 1, Block E, and the North right-of-way line of said Closed F.M. Highway No. 720, with a curve to the right having a radius of 1,191.35 feet, a central angle of $03^{\circ}20'33''$, and a chord bearing $N 86^{\circ} 52' 26''E$ 69.49 feet, to a $\frac{1}{2}$ " iron rod marked "Brittain & Crawford" set, at the Southeast corner of said Lot 1, Block E, and the Southwest corner of the tract of land conveyed to Elmwood Estates, by the deed recorded in County Clerk's file No. 97-089712, of the Deed Records of Denton County, Texas;

THENCE along the North right-of-way line of said Closed F.M. Highway No. 720, and the South boundary line of said Elmwood Estates tract, as follows:

5. EASTERLY 22.86 feet, along a curve to the right having a radius of 1,191.35 feet, a central angle of $01^{\circ}05'59''$, and a chord bearing $N 89^{\circ} 05' 42'' E$ 22.86 feet, to a $\frac{1}{2}$ " iron rod marked "Brittain & Crawford" set, at the end of said curve;
6. $N 89^{\circ} 38' 42'' E$ 448.61 feet, to a $\frac{1}{2}$ " iron rod marked "Brittain & Crawford" set, in the New Southwest right-of-way line of said F.M. Highway No. 720, as dedicated by the plat recorded in Cabinet U, Page 635 of the Plat Records of Denton County, Texas;
7. THENCE SOUTHEASTERLY 292.95 feet, along the New Southwest right-of-way line of said F.M. Highway No. 720, with a curve to the left, having a radius of 910.00 feet, a central angle of $18^{\circ}26'41''$, and a chord bearing $S 71^{\circ} 43' 00'' E$ 291.68 feet, to a $\frac{1}{2}$ " iron rod marked "Brittain & Crawford" set, in the West right-of-way line of aforesaid Finsbury Trail;
8. THENCE $S 00^{\circ} 21' 18'' E$ 11.78 feet, along the West right-of-way line of said Finsbury Trail, to the POINT OF BEGINNING, containing 1.9364 acres (84,351 square feet) of land.

SURVEYED ON THE GROUND
JUNE 2ND, 2009
DRAWING REVISED: 6-10-2010

James L. Brittain

JAMES L. BRITTAIN
REGISTERED PROFESSIONAL
LAND SURVEYOR
STATE OF TEXAS NO. 1674



LOCATION MAP

